

003.A

0004

0005.B

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
604,200 / 604,200  
604,200 / 604,200  
604,200 / 604,200

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		VARNUM ST, ARLINGTON

OWNERSHIP		Unit #:	B
Owner 1:	JOHNSON JOSEPH M		
Owner 2:	JOHNSON HADLEY SIKES		
Owner 3:			

Street 1:	15 VARNUM ST UNIT B
Street 2:	

Twn/Cty:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	N
Postal:	02474
Type:	

PREVIOUS OWNER	
Owner 1:	LAVALLE BRIAN W -
Owner 2:	SAALFIELD SARAH -
Street 1:	15 VARNUM ST #B

Twn/Cty:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02474

NARRATIVE DESCRIPTION	
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1912, having primarily Wood Shingle Exterior and 1053 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7938									G9							

## IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct	
No								Use Code				290090	
15								Land Size				GIS Ref	
VARNUM ST, ARLINGTON								Building Value				GIS Ref	
102								Yard Items				Insp Date	
0.000								Land Value				07/30/18	
604,200								Total Value				07/30/18	
604,200												07/30/18	
Total Card								Entered Lot Size				07/30/18	
Total Parcel								Total Land:				07/30/18	
0.000								Land Unit Type:				07/30/18	
604,200												07/30/18	
Source: Market Adj Cost								Total Value per SQ unit /Card: 573.79				07/30/18	
/Parcel: 573.79												07/30/18	

PREVIOUS ASSESSMENT								Parcel ID				PAT ACCT.			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date					
2022	102	FV	604,200	0	.	.	604,200		Year end	12/23/2021					
2021	102	FV	587,800	0	.	.	587,800		Year End Roll	12/10/2020					
2020	102	FV	579,600	0	.	.	579,600	579,600	Year End Roll	12/18/2019					
2019	102	FV	590,100	0	.	.	590,100	590,100	Year End Roll	1/3/2019					
2018	102	FV	524,200	0	.	.	524,200	524,200	Year End Roll	12/20/2017					
2017	102	FV	479,600	0	.	.	479,600	479,600	Year End Roll	1/3/2017					
2016	102	FV	443,700	0	.	.	443,700	443,700	Year End	1/4/2016					
2015	102	FV	404,900	0	.	.	404,900	404,900	Year End Roll	12/11/2014					

BUILDING PERMITS								ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
8/15/2007	698	Siding	8,500					repair siding and	7/30/2018	Measured	DGM	D Mann			
7/13/2007	565	Add Bath	85,000					renovate 3 kitchen	1/28/2008	External Ins	BR	B Rossignol			
									10/14/1999	Inspected	267	PATRIOT			
									9/24/1999	Mailer Sent					
									9/24/1999	Measured	267	PATRIOT			
									8/25/1993		MF				

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
-------	--------------------------------	---	---



Patriot Properties Inc.

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 99 - Condo Conv				Full Bath: 2	Rating: Very Good												
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall:	%			OthrFix:	Rating:												
Roof Struct: 3 - Gambrel				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>									
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units 1							
Color: BROWN				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Frl:	Rating:			Other									
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper									
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>				Lvl 2									
Year Blt: 1912	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdct: G9	Fact: .			Floor: 2 - 2nd Floor				Totals	RMs: 5	BRs: 2	Baths: 2	HB					
Const Mod:				% Own: 33.400001526				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL					
<b>INTERIOR INFORMATION</b>				Phys Cond: VG - Very Good	4.6 %			Interior:	1	5	2						
Avg Ht/FL: STD				Functional:		%		Additions:									
Prim Int Wal 2 - Plaster				Economic:		%		Kitchen:									
Sec Int Wall:	%			Special:		%		Baths:									
Partition: T - Typical				Override:		%		Plumbing:									
Prim Floors: 3 - Hardwood				Total:	4.6 %			Electric:									
Sec Floors:	%			<b>CALC SUMMARY</b>				Heating:									
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 305.00				General:									
Subfloor:				Size Adj.: 1.35000002				Totals	1	5	2						
Bsmnt Gar:				Const Adj.: 0.99960202				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>					
Electric: 3 - Typical				Adj \$ / SQ: 411.586				Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
Insulation: 2 - Typical				Other Features: 90000				GLA	Gross Liv Ar	1,053	411.590	433,400					
Int vs Ext: S				Grade Factor: 1.10													
Heat Fuel: 1 - Oil				NBHD Inf: 1.10000002													
Heat Type: 5 - Steam				NBHD Mod:													
# Heat Sys: 1				LUC Factor: 1.00													
% Heated: 100	% AC:			Adj Total: 633314													
Solar HW: NO	Central Vac: NO			Depreciation: 29132													
% Com Wal	% Sprinkled			Depreciated Total: 604182													
<b>MOBILE HOME</b>				WtAv\$/SQ:	AvRate:	Ind.Val											
Make:		Model:		Juris. Factor: 1.00		Before Depr: 498.02											
<b>SPEC FEATURES/YARD ITEMS</b>				Special Features: 0		Val/Su Net: 573.79											
Code	Description	A Y/S	Qty	Final Total: 604200		Val/Su SzAd 573.79											
Size/Dim	Qual	Con	Year	<b>PARCEL ID</b> 003.A-0004-0005.B													
Unit Price	D/S	Dep	LUC														
			Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
More: N	Total Yard Items:	Total Special Features:	Total:														
<b>IMAGE</b> <b>AssessPro Patriot Properties, Inc</b>																	